

## **City of Austin Growth and Development Initiatives, Policies, and Ordinances—1979-2008**

The initial report listing the recent history of Austin's development-oriented regulations, plans, and policies was created during the process to create the *Interim Update of the Austin Tomorrow Comprehensive Plan* in 2008. The lists contain overviews of the policies, initiatives and ordinances adopted or initiated since 1979 that relate to growth and development within the City of Austin. The lists should be considered comprehensive but not exhaustive.

The regulations, plans, and policies fall within four broad categories—the environment, Downtown, neighborhoods, and compact city. Beginning on page 2, this report will provide tables with the broad categories. On page 5, is a chart depicting a timeline of many of the regulation, plans, and polices. Beginning on page 6 is a more detailed description of these items.

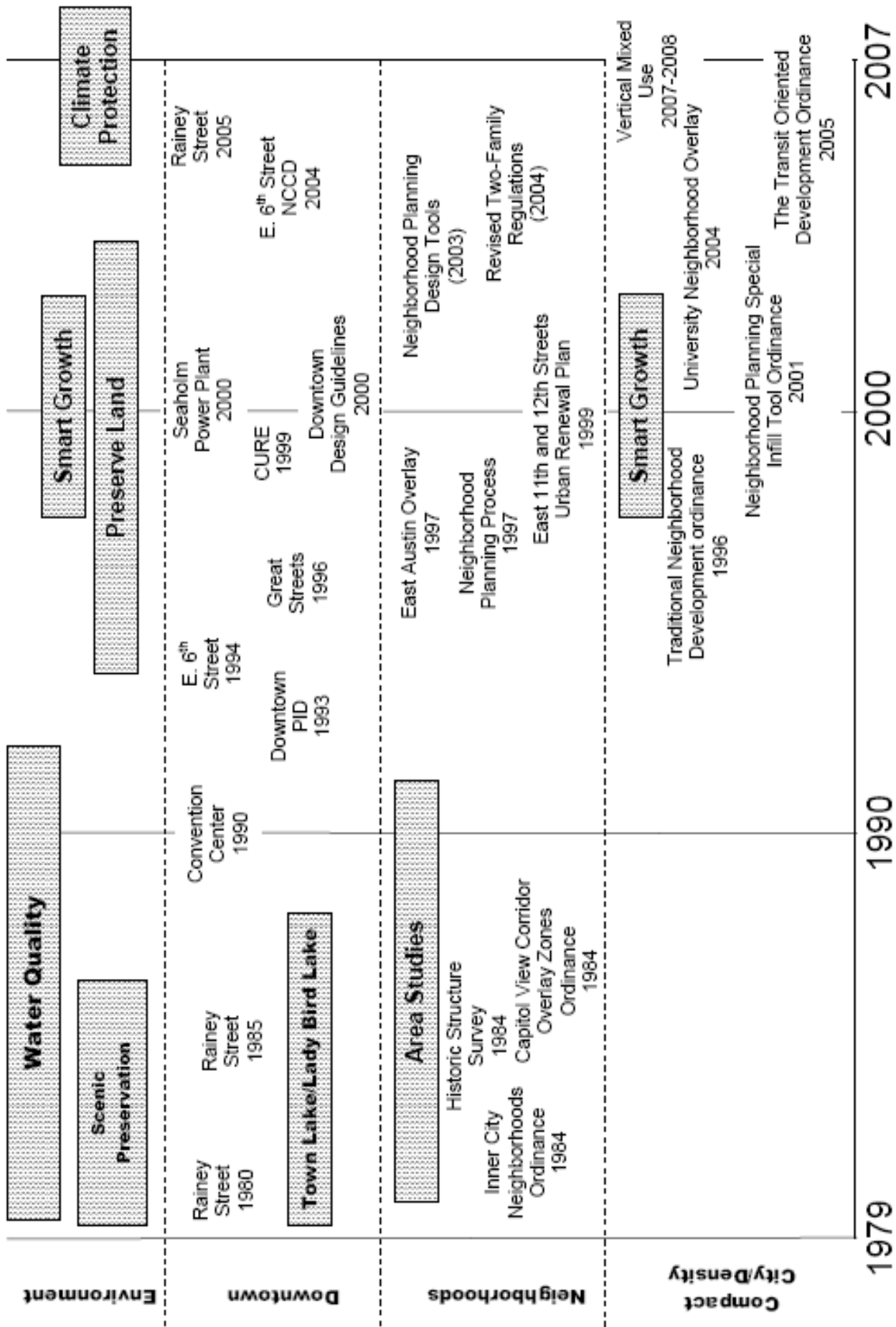
Please note, the detailed list of regulations, plans, and policies starting on page 6 were taken from a working paper and may not contain complete information such as descriptions or dates of adoption or implementation.

The Environment	Downtown	Neighborhoods	Compact City/Density
Lake Austin Watershed Ordinance (LAWO) (1980)	Development Alternatives for the Rainey Area (1980)	Area Studies (1982-1993)	"A-1" Small Lot Ordinance (1983)
The Barton Creek Watershed Ordinance (BCWO) (1980)	Rainey Street Area Update (1985)	Northwest Land Use Guidance Plan (1984)	Traditional Neighborhood Development (TND) Ordinance (1997)
The Williamson Creek Watershed Ordinance (WCWO) (1980)	Town Lake Corridor Study (1985)	Inner-City Neighborhoods Ordinance (1984)	Smart Growth Initiative (1999)
The Lower Watersheds Ordinance (LWO) (1981)	Town Lake Park Comprehensive Plan (1987)	Historic Structure Survey (1984)	
Principal Roadway Areas (PRA) (1983)	Waterfront Overlay (WO) Combining District (1986)	Capitol View Corridor Overlay Zones Ordinance (1984)	
Capital of Texas Highway/Loop 360 Ordinance (1984)			
2222 Ordinance (1984)			
Hill Country Roadway Ordinance (1985)			
Tree Protection Ordinance (1983)			
Comprehensive Watershed Ordinance (CWO) (1986)			

The Environment	Downtown	Neighborhoods	Compact City
The Urban Watersheds Ordinance (UWO) (1991)	Austin Convention Center District Design Guidelines (1990)	East Austin Overlay (1997)	
Save Our Springs (SOS) Ordinance (1993)	Downtown Austin Public Improvement District (PID) (1993)	Neighborhood Planning Process (1997)	
State of the Environment (Instituted in 1996 and reported annually)	Architectural Design Guidelines, 6th Street National Register District (1994)	East 11th and 12th Streets Urban Renewal Plan (1999)	
Balcones Canyonlands Conservation Plan (BCCP) (1996)	Great Streets (1996)		
Sustainable Communities Initiative (SCI) (1996)	Central Urban Redevelopment Combining District (CURE) (1999)		
1998 Bond: \$65M for the purchase of land in Barton Creek Watershed			
Parkland Dedication Ordinance (1999)			
Smart Growth Initiative (1999)			

The Environment		Downtown		Neighborhoods		Compact City	
2000 Bond: \$13.4M for purchase of open space	Downtown Austin Design Guidelines (2000)	Neighborhood Planning Design Tools (2003)	Robert Mueller Municipal Airport (RMMA) redevelopment (2000)				
Watershed Protection Plan (2001)	Downtown Seaholm District Master Plan (2000)	Revised Two-Family Regulations (2004)	Neighborhood Plan Combining District (NP) (2001)				
Water Quality Protection Lands (WQPL) Program (2002)	Downtown Austin Mobility Plan (DAMP) (2001)	Residential Design and Compatibility Standards "McMansion Ordinance" (2006)	Corridor Planning (2001)				
2006 Bond: \$84.7M for park improvements and purchases of parkland	East Sixth Street Public Improvement District (PID) (2004)	Local Historic District (2007)	Parking Ordinance Amendments (2003)				
Austin Climate Protection Plan (2007)	Rainey Street Amendments to the Waterfront Overlay (2005)	East 12 <sup>th</sup> Street Neighborhood Conservation Combining District (2007)	University Neighborhood Overlay (UNO) (2004)				
			Transit-Oriented Development (TOD) (2005)				
			Commercial Design Standards (2006)				
			North Burnett/Gateway 2035 Master Plan (2007)				
			Vertical Mixed Use (VMU) Combining District (2007)				
			Austin Climate Protection Plan (2007)				
			Neighborhood Commercial (LR) Zoning District Amendments (2008)				

# City of Austin Growth Management Policies: 1979 to 2007



### **The Austin Tomorrow Comprehensive Plan (1979)**

The Austin Tomorrow Comprehensive Plan was adopted in 1979 as a planning tool to guide development. The plan is required by the City Charter.

### **Development Alternatives for the Rainey Area (1980)**

This report was created by City of Austin Planning Department staff in October 1980.

### **Lake Austin Watershed Ordinance (LAWO) (1980)**

This ordinance was adopted in January 1980 and represents the City of Austin's first major attempt to address water quality degradation in the face of increasing urbanization. Key features of the ordinance included

- Slope based impervious cover limits
- A provision for water quality and quantity structural controls when minimum ordinance standards were not met and a requirement for an erosion/ sedimentation control plan prior to subdivision application approval.

The LAWO did not require stream setbacks or buffer zones. The ordinance prohibited building sites within the 100-year floodplain of any creek or tributary in a watershed.

### **The Barton Creek Watershed Ordinance (BCWO) (1980)**

This ordinance was adopted in 1980. Key features included

- Impervious cover limits capped at 35 percent for commercial and multi-family development
- The use of density limits that varied with the location of the development.

The BCWO did not require water control structures, nor did it provide a mechanism whereby an applicant could increase impervious cover using alternate methods. This ordinance relied entirely on non-structural water quality controls and introduced stream set back requirements that created five water quality zones with development restrictions for each one. The ordinance also provided incentives (increased density) for the transfer of development rights that included the conveyance of land in the critical water quality zone, for water quality protection, to the City as parkland.

### **The Williamson Creek Watershed Ordinance (WCWO) (1980)**

This ordinance applied to that part of Williamson Creek crossing the Edwards Aquifer recharge zone and was passed in December 1980. The WCWO included a requirement for stormwater treatment, a departure from previous ordinances. Key features of the ordinance included

- Impervious cover limits for single- and two-family homes of 40 percent and limits of up to 65 percent for commercial and multi-family developments
- The use of stream setbacks
- Intermediate and minor waterways and the inclusion of a critical water quality zone that was to remain free of all but certain types of development.

### **The Lower Watersheds Ordinance (LWO) (1981)**

This ordinance was adopted in 1981 and extended water quality protection into the Slaughter, Bear, Little Bear and Onion Creek watersheds. The LWO resembles the WCWO in many ways, except that it reduces impervious cover allowances for

commercial development to 40 percent and 55 percent with transfers and, for residential development, reduces it to 30 percent and 40 percent with transfers. The LWO introduced a water quality buffer zone, and set impervious cover limits of up to 18 percent and 15 percent, respectively, for single-family and commercial development in this zone.

**Austin Metropolitan Area Transportation Plan (AMATP) (major updates occur approximately every five years)**

The AMATP is the long-range transportation plan for the City of Austin. It is mandated by the City Charter and approved by the City Council. The plan is a long-range one developed to meet transportation needs for approximately a 25-year planning horizon.

A road's inclusion in the AMATP does not necessarily indicate that a road will be built or expanded. The AMATP is a multi-modal approach (includes public transit, bike and pedestrian paths, roadways, etc.) to transportation planning designed to mitigate projected congestion of the transportation network and increase mobility options for users.

**Green Building (no date)**

**Ordinance Number 840301-S (“Zoning Conversion Ordinance”) (1984)**

This ordinance established a new zoning code for the City of Austin. It replaced the previous height and area zoning code with the one currently in place.

**Area Studies (1982-1993)**

Through the early to the mid 1980s and into the early 1990s City of Austin planning staff conducted a number of area studies throughout the city. These studies were approved by the City Council. The studies were often conducted due to contentious zoning cases. Once completed, these studies served as decision-making tools used by staff when making zoning recommendations in these areas.

- *South Austin Area Zoning Study (1982)*
- *Jollyville Road (1983)*
- *St Elmo Road Area (1984)*
- *Oak Hill Area Study (1985)*
- *North Lamar Area Study (1985)*
- *Golden Triangle (1985)*
- *West 14<sup>th</sup> St./DMU Study (1985)*
- *Little Texas Lane Study Update (1986)*
- *Manchaca Interim Land Use Study (1986)*
- *Nuckol’s Crossing Mini Study (1986)*
- *Regional Development Study (RR 2222/Bull Creek/West Bull Creek Watershed Area) (1993)*

**“A-1” Small Lot Ordinance (1983)**

This ordinance established a new residential zoning district for single-family development with a minimum lot size of as small as 3,600 square feet.

### **Tree Protection Ordinance (1983)**

The purpose of this ordinance was to establish a City of Austin policy in regards to the preservation of specific sizes and varieties of trees.

### **Northwest Land Use Guidance Plan (1984)**

The Northwest Land Use Guidance Plan was adopted by City Council in December 1984 (Ordinance No. 841206-H). Encompassing about 77 square miles, the planning area is totally within the drainage basins of Lake Austin and Lake Travis. Four sub-regions defined for regulation are: the Bull Creek Watershed, Lower Lake Austin, RM 620, and Remaining Portions of Lake Travis. The plan represents a land use planning effort to provide for development in a manner compatible with potential development and the existing natural environment. Protection and improvement of water quality of the region's creeks, lakes and aquifers is a major component. Emphasis is further placed on enhancing the relationship between the transportation system and adjacent land uses. Utility services are to be provided with sound environmental and growth management policies, while providing predictability in land development and accompanying support services for area growth.

Along with the designation of specific "caps" on future residential dwelling units and non-residential total gross floor area by types, development is prohibited on slopes in excess of 15%, industrial uses are prohibited, RM 2222 is designated as a scenic parkway with access limits, establishment of performance criteria and land use intensity equivalents, and development of a finance strategy for capital improvement needs whose timing is necessitated by new growth beyond the current scope of the city's Capital Improvements Program.

### **Capitol View Corridor Overlay Zones Ordinance (1984)**

This ordinance was passed to create view corridors where no new construction could obstruct the view of the Texas State Capitol from certain vantage points throughout the city. This ordinance incorporated view corridors established by the Texas State Legislature.

### **Capital of Texas Highway/Loop 360 Ordinance (1984)**

Following the construction of Loop 360 and Pennybacker Bridge across Lake Austin the Austin City Council passed this ordinance in anticipation of the development that these new facilities would spur. The ordinance intended to preserve the scenic nature of roadway and to encourage lower density and higher quality development.

### **Inner-City Neighborhoods Ordinance (1984)**

This ordinance (passed on February 9, 1984) designated several inner-city Austin neighborhoods (Bryker Woods, Heritage, North University, Old West Austin, Hyde Park, and Fairview Park) as "protected inner-city neighborhood(s)". This designation would require a site plan for any new construction that was not either a single-family house or a duplex. The compatibility standards in the Land Development Code stem from issues that generated the creation of this ordinance.

### **2222 Ordinance (1984)**

This ordinance was adopted by the City Council on September 27, 1984. The purpose of the ordinance was to address growth along RM 2222 and to preserve the scenic qualities of the corridor.

### **Hill Country Roadway Ordinance (1985)**

This ordinance regulates development along several roadways located in the western part of Austin in order to preserve scenic views:

- Loop 360, from US 290 West to US 183
- RM 620, from SH 71 to Anderson Mill Road
- RM 2222, from Highland Hills Drive to RM 620
- RM 2244, from Loop 360 to SH 71
- Southwest Parkway.

This ordinance consolidated the Capital of Texas Highway/Loop 360 Ordinance (1984) and the 2222 Ordinance (1984) and expanded the scope of roadways affected.

### **Rainey Street Area Update (1985)**

This report was created by the City of Austin, Office of Land Development Services in July 1985.

### **Town Lake Corridor Study (1985)**

This plan was completed on October 24, 1985.

### **Comprehensive Watershed Ordinance (CWO) (1986)**

This ordinance was adopted in 1986, superseding previous watershed ordinances and extended water quality protection throughout the City of Austin to all but the urban watersheds. While similar in some respects to earlier watershed ordinances, the CWO contained a significant innovation—watersheds that do not provide a portion of our drinking water received significant water quality protection. The CWO was also the first ordinance to use net site area (NSA) impervious cover calculations instead of calculations based on gross site area (GSA). GSA includes the entire site, while NSA requirements include only a site's buildable areas and can reduce overall impervious cover. The ordinance also included the designation of critical environmental features and provisions for their protection. The CWO also began to organize watersheds into groups based on their relationship to the

- City's water supply, in particular Lake Austin
- Barton Springs Edwards Aquifer recharge zone and to some extent the Northern Edwards Aquifer
- Degree of urbanization within a watershed—urban, suburban or rural.

### **Parkland Dedication Ordinance (1986)**

This ordinance requires residential developers to contribute either land for parks or money toward the acquisition of land for parks. At the time a development is submitted for platting, area must be designated on the plat for park or other recreation. The amount of land is generally five acres per 1,000 residents. If certain conditions are met, a developer can pay fees in lieu of dedicating land.

## **Unified Land Development Code (1986)**

### **Town Lake Park Comprehensive Plan (1987)**

This report was completed in December 1987.

### **Waterfront Overlay (WO) Combining District (198X)**

This ordinance reflects the goals and policies set forth in the Town Lake Corridor Study adopted by the City Council on October 24, 1985. The District is designed and intended to provide a more harmonious interaction and transition between urban development and the park land and shoreline of Town Lake and the Colorado River. There are 15 different subdistricts within the Waterfront.

### **Austin Convention Center District Design Guidelines (1990)**

### **Land Development Code (LDC) Revision (1991)**

This code amendment removed the provision from the LDC that allowed interested parties to appeal a site plan's approval.

### **Bergstrom (ACUSE) Noise Study (no date—early 1990s)**

### **The Urban Watersheds Ordinance (UWO) (1991)**

Urban watershed protections were incorporated by amendment into the LDC in 1991. These amendments did not place impervious cover limits on new development, but did require water quality control structures to treat stormwater runoff. The UWO included other requirements that:

- Allowed for fee-in-lieu of payments instead of building water quality control structures when such fees were approved by the Director of the Watershed Protection Department
- Established critical water quality zones with their attendant development restrictions in watersheds outside of the central business district.

### **Save Our Springs (SOS) Ordinance (1993)**

This watershed ordinance was adopted in 1992 and differed from its predecessors because it became law through a ballot initiative. Two ordinances preceded the SOS Ordinance (the Interim and Composite Ordinances). These addressed development in the Barton Springs Zone, which includes Barton Creek and the other creeks draining to, or crossing, the Edwards Aquifer recharge zone. The SOS Ordinance, applied throughout the Barton Springs Zone and:

- Required non-degradation (based on total average annual loading)
- Lowered impervious cover to
  - 15 % net site area for all development in the recharge zone
  - 20 % net site area for development in the Barton Creek portion of the contributing zone
  - 25 percent net site area for development in the remaining portions of the contributing zone in Williamson, Slaughter, Bear, Little Bear and Onion Creeks.

### **Downtown Austin Public Improvement District (PID) (1993)**

On April 15, 1993, the City Council created a Public Improvement District (PID) to provide constant and permanent funding to implement downtown initiatives. The PID is a means for the Downtown Austin Alliance (DAA) to provide adequate and constant funds for quality of life improvements and planning and marketing of Downtown Austin. The creation of the PID was a private sector initiative, and was achieved upon the submittal of a petition with the minimum number of signatures to the City, development of a Service Plan acceptable to Council, and Council's satisfaction that the PID will enhance Downtown Austin.

### **Architectural Design Guidelines, 6th Street National Register District (1994)**

These guidelines provided direction to new development or remodeling of existing buildings in the 6<sup>th</sup> Street National Historic District. They cover a variety of architectural elements ranging from building facades, windows, and signage.

### **State of the Environment (*Instituted in 1996 and reported annually*)**

City Council approved an ordinance that created an Environmental Officer to ensure that environmental protection is given the highest priority, and to produce an annual report regarding the state of Austin's environment. The report addresses the state of the environment by following the following environmental indicators:

- Watershed protection,
- Air quality,
- Solid waste and hazardous waste disposal
- Water supply and conservation and wastewater service
- Open spaces and parkland
- Energy consumption and conservation.

### **Consolidated Plan (*prepared by the Neighborhood Housing and Community Development Department—the City of Austin is currently in the second year of the 2009 Consolidated Plan*)**

The five-year consolidated plan, prepared by the Neighborhood Housing and Community Development Department, describes community needs, resources, and priorities for the City's housing and community development activities that are funded primarily with grants from the U.S. Department of Housing and Urban Development (HUD). The action plan is developed annually and is intended to outline how best to use limited public resources to increase the supply of decent, affordable, accessible housing; revitalize economically distressed neighborhoods; and expand economic opportunities. The action plan includes funding recommendations for the upcoming fiscal year.

### **Balcones Canyonlands Conservation Plan (BCCP) (1996)**

The BCCP is a system of preserve lands set aside to foster the protection of eight endangered species. Following the issuance of a permit by the US Fish and Wildlife Service to allow endangered species habitat to be taken for development, the Managing Partners for the BCCP (City of Austin, Travis County, and the LCRA) agreed to:

- Assemble a minimum of 30,428 acres of endangered species habitat in western Travis County known as the Balcones Canyonlands Preserve (“BCP”), and secure protection for a series of karst (cave) features and rare plants throughout Travis County;
- Provide for ongoing maintenance, patrolling, and biological management of the preserved habitat; and
- Conduct biological monitoring and research activities supporting the BCCP permit terms and conditions.

The permit required 30,428 acres of suitable endangered species habitat are required to be assembled and managed within twenty years of issuance of the Permit (i.e. by 2016). The BCCP Managing Partners (Travis County, the City of Austin, and the Lower Colorado River Authority), in cooperation with non-profit conservation organizations Travis Audubon Society and the Nature Conservancy of Texas and private landowners, have already assembled more than 27,000 acres (or over 90%) of the permit acreage required total to date

### **Austin Bicycle Plan (1996)**

The purpose of the Bicycle Plan is to significantly increase bicycling transportation options in Austin. The plan contains a set of complimentary educational, improvements to bicycle facilities, encouragement, and enforcement strategies that seek to make is easier and safer to travel by bicycle. The plan contains six primary goals that seek to:

- Intuitionize bicycle transportation
- Improve bicycle safety
- Increase the level of commuting and utilitarian bicycling
- Fund, create, and maintain a functional system of bicycle routes
- Create standards and guidelines for bicycle facilities
- Coordinate and integrate bicycle transportation with other forms of transportation such as transit.

### **Sustainable Communities Initiative (SCI) (1996)**

The City of Austin's Sustainable Communities Initiative (SCI) was established to help the greater Austin region achieve economic prosperity, social justice, and ecological health - the highest possible quality of life in the best possible environment. SCI programs and policies will respond effectively to the real limits of ecological systems while fostering the unprecedented opportunities of a democratic society in which all people are able to develop to their fullest potential.

### **Great Streets (1996)**

In 1996, the Downtown Austin Alliance (DAA) adopted the idea as an initiative worthy of implementing in downtown Austin. The DAA Great Streets program's purpose is to improve the quality of downtown streets and sidewalks, aiming ultimately to transform the public right-of-ways into great public spaces. Our streetscapes should be accessible, comfortable and have an aesthetic sidewalk network throughout downtown. After the DAA's adoption of the Great Streets concept, in 1996, voters approved dedicating \$5 million in bonds to the Great Streets Program.

### **East Austin Overlay (1997)**

A zoning overlay established by the Austin City Council on July 17, 1997 to control the types of development going into the area bounded on the west by IH-35, on the north and east by Airport Blvd, and on the south by Town Lake—what is commonly known as East Austin. The goal of the passage of this overlay was to ensure public input into development proposals that fall into three categories:

- Limited Industrial (LI)
- Commercial Services (CS)
- Commercial-Liquor Sales (CS-1)

The overlay addresses the concentration of intensive commercial and industrial uses in close proximity to residential areas, schools, churches, parks, playgrounds, and day care centers in East Austin. As neighborhood plans were adopted and the Neighborhood Plan Combining District (NPCD) for each plan was put in place, the adopted NPCD removed that portion of the city from the East Austin Overlay.

### **Neighborhood Planning Process (1997)**

This program was initiated to allow the City to collaborate with citizens on a neighborhood by neighborhood basis on smaller scale plans that balance the needs of growth with preserving and enhancing the character of our unique neighborhoods. This is an opportunity for citizens to take a proactive role in the planning process and decide how their neighborhoods will move into the future. The process brings together members of the community to address the local issues and concerns that affect them, their families, and their neighbors. All stakeholders of the neighborhood are invited to participate – business owners, renters, residents, property owners, and various community organizations and institutions. The neighborhood planning process addresses land use, zoning, transportation, and urban design issues. The goal of neighborhood planning is for diverse interests to come together and develop a shared vision for their community. Each of these neighborhood plans is an amendment to the Austin Tomorrow Comprehensive Plan. An area-wide zoning case to implement a plan's land use plan accompanies the adoption of each plan.

### **Traditional Neighborhood Development (TND) Ordinance (1997)**

A Traditional Neighborhood District has specific development characteristics that result in a compact, mixed-use, pedestrian oriented community. Traditional neighborhoods include a variety of residential housing types, neighborhood commercial uses that are located nearby and are in scale with the neighborhood, a network of narrow, interconnected streets that provide a safe and enjoyable walking environment, and open space that serves as both an organizing feature and gathering place for the neighborhood.

### **Parks and Recreation Department Long Range Plan for Land and Facilities (1998)**

Adopted by Council on March 12, 1998 the Long Range Plan for Land and Facilities analyzed the land and facility needs for the department for a five to seven year time frame. The process that developed the plan included the development of goals and objectives, inclusion of park standards, a needs assessment, identification of priority projects and an implementation strategy.

### **East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Plan (1999)**

The plan establishes development regulations along the East 11<sup>th</sup> and 12<sup>th</sup> commercial corridors to promote community-enhancing, mixed use development.

### **Central Urban Redevelopment Combining District (CURE) (1999)**

The purpose of a Central Urban Redevelopment (CURE) combining district is to promote the stability of neighborhoods in the central urban area. A CURE combining district may be used:

- For sustainable redevelopment of homes, multifamily housing, and small businesses;
- To accommodate high priority projects that enhance the stability of urban neighborhoods including the development of affordable housing and small businesses along principal transportation routes that serve a neighborhood;
- To improve the natural environment; and
- To encourage high quality development with architectural design and proportion compatible with the neighborhood.

### **Smart Growth Initiative (1999)**

This initiative was adopted to modernize Austin's long-range plan for growth, managing and directing growth that minimized damage to the environment and helped build a more livable city. The tenets of the City's Smart Growth initiative were consistent with the general policies of Austin Tomorrow, discouraging growth in the west by creating the Drinking Water Protection Zone to protect our water supply and growing our boundaries in the east by creating the Desired Development Zone, taking into account geographical and utility constraints.

### **Downtown Austin Design Guidelines (2000)**

On May 18, 2000, the City Council adopted the *Downtown Austin Design Guidelines* as "recommendations for all downtown development and redevelopment projects by both the public and private sector" and directed City staff "to continue developing a plan to integrate the Guidelines into the City of Austin's overall project review process ..." To accomplish this, City Council approved in June 2003 several code amendments codifying recommendations in the Downtown Austin Design Guidelines.

### **Water/Wastewater Master Plan (2000)**

The mission of the Watershed Protection Department (WPD) is to reduce the impact of flooding, erosion, and water pollution on our community in order to protect lives, property and the environment. To accomplish this mission, WPD completed Phase I of a Watershed Protection Master Plan to better prioritize service needs and refine program direction. The Master Plan inventories existing watershed problems and gauges the impact of future urbanization over the next 40 years. Based on the magnitude of problems found in the seventeen (17) Phase I Watersheds, the Master Plan identifies the need to implement an array of watershed solutions including:

- Capital Infrastructure Projects - Over \$800 million in capital funds are required to construct new or improved integrated watershed protection facilities including

detention ponds, channel stabilization projects and other flood, erosion and water quality controls;

- Operating Program Enhancements - Additional funding of \$2 - 5 million per year is needed to provide essential levels of service for several City programs and activities including infrastructure maintenance, development review and inspection, public education and design support;
- Regulatory Modifications - Various code and criteria changes are required to improve public service, provide developer incentives, reduce long-term maintenance needs and prevent the creation of new watershed problems in the future.

### **Robert Mueller Municipal Airport (RMMA) Redevelopment (2000)**

The 709-acre RMMA site was the location of the former Austin municipal airport. This site was planned to be a dense, walkable district that provides employment, retail and residential opportunities. The City Council adopted the Mueller master plan in 2000 and appointed members to the RMMA Plan Implementation Advisory Commission (the 'Mueller Commission') to continue to monitor the redevelopment effort.

### **Downtown Seaholm District Master Plan (2000)**

In 1996 Austin City Council authorized the decommissioning of the Seaholm Power Plant and its adaptive reuse as "a unique and exceptional cultural facility in downtown Austin". ROMA Design Group was commissioned by City Council to draft a comprehensive master plan for the Seaholm District and to establish an appropriate context for the redevelopment and reuse of Seaholm as a successful public attraction. The whole plan was not formally adopted by the City Council; however, they have adopted many of the plan's themes and elements.

### **SMART Housing (2001)**

The **S.M.A.R.T.**™ (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) **Housing** Policy Initiative is designed to stimulate the production of housing for low and moderate income residents of Austin. The housing meets the City's Green Building standards and is located in neighborhoods throughout the City of Austin.

### **Downtown Austin Mobility Plan (DAMP) (2001)**

The DAMP study examined no and low-cost operational changes to improve vehicular mobility in Downtown. The plan had a five-year planning horizon.

### **Corridor Planning (2001)**

Austin's Corridor Planning Program is intended to complement Neighborhood Planning by making long-term, coordinated transportation and land use choices before thousands of new and arriving Austin residents overwhelm unplanned and unprepared neighborhoods, corridors, and the infrastructure they rely upon. The program established five different types of corridors based on roadway type and land use:

- Town Center Corridor
- Main Street Corridors
- Neighborhood Village Corridors

- Gateway Corridors
- New Urban Corridors.

### **Neighborhood Plan Combining District (NP) (2001)**

The purpose of a neighborhood plan (NP) combining district is to allow infill development by implementing a the land use component of a neighborhood plan adopted by the Council as an amendment to the comprehensive plan.

### **Watershed Protection Plan (2001)**

The Council adopted the first phase of a long-range watershed protection master plan for 17 watersheds within the city that represent 64% of the City of Austin's limited purpose annexation area. Austin was one of the first cities to complete a watershed master plan that encompassed water quality, erosion and flood control within one comprehensive analysis. The master plan assembles an inventory of most watershed problems, gauges the impact of urbanization over a 40-year planning horizon and recommends solutions to address water quality, erosion and flood control.

### **Water Quality Protection Lands (WQPL) Program (2002)**

Created in 2002 by the action of City Council, the Wildland Conservation Division is within the Austin Water Utility. Though not directly connected to the delivery of drinking water and treatment of wastewater, the wildlands absorb rainfall helping to alleviate flooding and prolong the inflow of water to area creeks and lakes, ultimately contributing to the Colorado River, Austin's source of drinking water. Management of the wildlands toward a thriving ecosystem also contributes to good water quality in our creeks, streams and underlying aquifers.

### **East Sixth Street Public Improvement District (PID) (2004)**

On August 6, 2004 the Austin City council authorized the creation of the East 6th St. Public Improvement District. The District's mission/vision statement is:

*"The vision of Sixth Street is to make this National Register Historic District a source of pride to the Austin community by:*

- *Creating a vibrant mixed-use district, where diverse offerings are a strong asset appreciated by both locals and visitors alike;*
- *Making Sixth Street an important economic and cultural asset to the community for present and future generations; and*
- *Advocating for the preservation and enhancement of the district's unique historic character."*

### **Economic Development Policy (2004)**

The City's economic development policy outlines measures adopted by the City Council in the fall of 2004 and strives to influence economic development resulting in an improved quality of life for its citizens. The incentive policy guides the evaluation of companies either expanding or establishing new locations in the city.

### **University Neighborhood Overlay (UNO) (2004)**

Developed as part of the Central Austin Combined Neighborhood Plan process, the UNO was established to promote high-density, pedestrian-friendly development in the area generally west of the University of Texas Campus (West Campus).

### **Transit-Oriented Development (TOD) (2005)**

In response to the passage of a vote in November 2004 authorizing the Capital Metropolitan Transportation Agency (CMTA or Cap Metro) to operate a commuter rail linking Leander to Downtown Austin the Austin City Council adopted the TOD ordinance. This ordinance establishes denser development surrounding commuter rail stops, improved connectivity between the surrounding community and the TOD district, and seeks to establish housing affordability goals for new development. As new rail lines are planned, the number of TOD districts will increase accordingly.

### **Rainey Street Amendments to the Waterfront Overlay (2005)**

The amendments to the Waterfront Overlay created incentives for new development in the Rainey Street area of Downtown that is pedestrian-friendly, mixed use development.

### **Commercial Design Standards (2006)**

On August 31, 2006, the Austin City Council approved a major amendment to the City of Austin's Land Development Code referred to as the Design Standards and Mixed Use Subchapter, or "Commercial Design Standards". The purpose of these standards is to improve the quality of commercial development. The standards are applied to a site depending on the type of roadway a site is located:

- Core Transit Corridor
- Internal Circulation Route
- Urban Roadway
- Suburban Roadway
- Highway or Hill Country Roadway

Depending on the type of zoning/proposed land use and the type of roadway on which the site is located, there are Site Development Standards covering a number of elements:

- Sidewalks – issues such as location, width, shade trees, etc.
- On-street parking
- Building placement
- Supplemental Zone
- Off-Street parking location
- Building entryways
- Connectivity.

### **Big Box Ordinance (2006)**

This ordinance makes stores of 100,000 square feet or more a conditional use. This means that any proposal for a store of that size must undergo a public hearing and be approved by the City Council. It also requires developers to notify neighborhood organizations within one mile of the proposed site and to post a four-by-eight-foot sign

on the property stating that an application for retail development has been filed with the city.

### **Solid Waste Services (2006)**

In January 2006, the City Council adopted guiding principles for the delivery of solid waste services and upon which long-range planning decisions should be based. The Solid Waste Services Department, working with the Solid Waste Advisory Commission and other area solid waste representatives, plans to develop a 50-year waste management plan to address landfill availability and waste reduction issues.

### **Extraterritorial Jurisdiction (ETJ) Release Policy (2007)**

This ETJ release policy is intended to encourage orderly development b. protect the City's future tax base c. curtail the amount of jurisdiction that is being yielded annually d. create equity between competing jurisdictions, and e. provide a mechanism for assessing the appropriateness of future requests. The adoption of the ETJ release policy standardizes the release process by providing a mechanism for measuring a request based on its individual merit. Standardization should make the release process more equitable for all jurisdictions and effectively reduce the amount of ETJ that is voluntarily released annually.

### **Vertical Mixed Use (VMU) Combining District (2007)**

The VMU provisions in the LDC were established as part of the Commercial Design Standards. The VMU established a building type that required a vertical integration of commercial uses on the ground floor and residential uses on upper floors. The VMU provisions also provided incentives to build more dense projects if affordable housing were a required element.

### **Local Historic District (2007)**

The adoption of this ordinance provided a regulatory framework to protect, enhance, and preserve areas (either geographically or thematically defined) of the city with historical and architectural significance. These districts contain a significant concentration of buildings, structures, or objects united by their history and/or architecture.

### **Austin Climate Protection Plan (2007)**

The Austin Climate Protection Plan will make Austin the leading city in the nation in the fight against global warming. The broad elements of the plan to reduce greenhouse gas (GHG) emissions include:

- Municipal Plan. Makes all COA facilities, fleets and operations totally carbon-neutral by 2020.
- Utility Plan. Implements the most aggressive utility GHG-reduction plan in the nation through dramatic increases in conservation, efficiency and renewable programs; requirements for carbon neutrality on any new generation; and by early retirement of existing utility GHG emissions.
- Homes and Buildings Plan. Makes Austin building codes for both residential and commercial properties the most energy efficient in the nation.

- Community Plan. Develops a comprehensive plan for reducing GHG emissions from sources community-wide.
- “Go Neutral” Plan. Provides mechanisms for all businesses and individuals to reduce their carbon footprint to zero.